

# January

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Fri</i>	<i>Sat</i>
			1 County Holiday	2 Winter Recess No Planning Commission Meeting	3	4
5	6 Board of Supervisors Meeting	7	8 Planning Commission Meeting View Agenda View Speakers List	9 Planning Commission Meeting View Agenda View Speakers List	10	11
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**NOTE:**

- The link to **View Speakers List** is activated at 3:30 p.m. on each individual meeting date
- Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Govt. Center Parkway
- All Planning Commission meetings for the month of January will begin at 8:15 pm

2003

**PLANNING COMMISSION  
MEETING AGENDA  
Wednesday, January 8, 2003**

*Posted: 11/26/02  
Revised: 2/19/03*

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

None scheduled.

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ-2002-MV-026	S & R Developers	T. Swagler	D/O to 1/9/03
SEA-97-Y-058, FS-Y01-40, & FS-Y02-22	Verizon	F. Burnszynski	P/H to 2/19/03
FDPA-78-C-118-13 (Sully) & FSA-Y99-15-1	AT&T	T. Swagler	Approved
RZ-2002-SU-028 & SE-2002-SU-033 (Deferred from 12/11/02)	P-Q, L.L.C.	F. Burnszynski	Rec. Approval
2232-S02-27 (Deferred from 12/4/02)	Coxcom, Inc.	P. Nee	Approved

**ITEMS DEFERRED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP-2002-SU-029	Landmark Property Development	T. Swagler	P/H to 2/5/03 (Admin. Moved)
SE-2002-MA-034 (Moved from 12/11/02)	Teo Chew Association	D. Thomas	P/H to 3/12/03 (Admin. Moved)
SE-2002-DR-036	Daleview Nursery & Maison Et Jardin	D. Thomas	P/H to 3/12/03 (Admin. Moved)
SE-2002-SP-037	Magic Moment Children's Centre	W. Mayland	P/H to 3/12/03 (Admin. Moved)
2232-Y02-15	Fairfax County Park Authority	W. Mayland	Deferred Indefinitely (Admin. Moved)

**ITEMS WITHDRAWN**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
SE-2002-SU-024	Fairfax County Park Authority	W. Mayland	Withdrawn (Admin. Moved)

**PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, January 8, 2003**

*Posted: 12/17/02  
Finalized: 1/10/03*

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**Mt. Vernon District**

**RZ-2002-MV-026 - S & R DEVELOPERS INC.** - Appl. to rezone from R-1 to R-3 to permit a cluster residential development at a density of 2.2 dwelling units per acre (du/ac). Located on the N. side of Monacan Rd., approx., 600 ft. E. of its intersection with Silverbrook Rd. on approx. 3.63 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-3 ((1)) 20.

**Springfield District**

**2232-S02-27 - COX COM, INC.** - Appl. to construct an approximately 4500 square foot, one-story telecommunications facility at 9574 and 9576 Burke Road, Burke. Tax Map 78-1 ((1)) 27D, 37A.

**Sully District**

**FDPA-78-C-118-13 - AT&T WIRELESS** - Appl. to amend the final development plan for RZ-78-C-118 to permit expansion of a previously approved telecommunication facility located on the site of an existing church. Located at 13224 Franklin Farm Rd. on approx. 8.91 ac. of land zoned PDH-2 and WS. Tax Map 35-1 ((4)) (19) C2.

**RZ-2002-SU-028 - P-Q, L.L.C.** - Appl. to rezone from R-1, C-8, HC and WS to C-8, HC and WS to permit a car wash and vehicle light service establishment with an overall Floor Area Ratio (FAR) of 0.13. Located on the S. side of Lee Hwy., approx. 700 ft. E. of Old Centreville Rd. on approx. 1.85 ac. of land. Comp. Plan Rec: Retail other. Sully District. Tax Map 54-4 ((1)) 105. (Concurrent with SE-2002-SU-033.)

**SE-2002-SU-033 - P-Q, L.L.C.** - Appl. under Sect. 4-804 of the Zoning Ordinance to permit a car wash and vehicle light service establishment. Located at 13821 Lee Hwy. on approx. 1.85 ac. of land zoned C-8, HC and WS. Tax Map 54-4 ((1)) 105. (Concurrent with RZ-2002-SU-028.)

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**WEDNESDAY, JANUARY 8, 2003**

**DEFERRAL:** SE-2002-SP-037 - MAGIC MOMENT CHILDREN'S CENTRE - Defer P/H to 3/12/03

**ADMINISTRATIVE:** SEA-97-Y-058 - VERIZON WIRELESS - P/H not held; readvertising required

\*\*\*\*\*  
RZ-2002-MV-026 - S & R DEVELOPERS INC.

1. Jerry Haley, Owner  
Silverbrook Nursery  
Lorton, VA 22079

FDPA-78-C-118-13 - AT&T WIRELESS  
FSA-Y99-15-1 – AT&T WIRELESS (Sully)

NO SPEAKERS

RZ-2002-SU-028 - P-Q, LLC  
SE-2002-SU-033 - P-Q, LLC

NO SPEAKERS

2232-S02-27 - COXCOM, INC.

1. Mary Needham-Bartrup, Manager  
Mr. Pepperoni Pizza  
Burke, VA 22015

# PLANNING COMMISSION MEETING AGENDA Thursday, January 9, 2003

*Posted: 11/26/02  
Finalized: 1/10/03*

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

## FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-V02-23 (Mt. Vernon)	Nextel		Approved

## ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
OTPA S02-III-BR1 (Sully) (P/H held 10/16/02) (Deferred from 12/4/02)		A. Kriviskey	Rec. Approval
CSP-C-696 (Hunter Mill) (P/H held 12/11/02)	Dulles Fox Mill LP	F. Burnszynski	Approved
RZ-2002-MV-026 (P/H held 1/8/03)	S & R Developers	T. Swagler	Rec. Approval

## ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SEA-85-L-059-5 (Moved from 12/12/02)	BSI Inc. Browne Academy	M. Stanfield	Rec. Approval
2232-Y02-18	School Board	D. Jillson	D/O to 1/15/03
2232-M02-10 & SE-2002-MA-020	Sprint/APC	M. Godfrey	D/O to 1/23/03
2232-Y02-17 (Deferred from 11/21/02)	DPWES	D. Jillson	Approved
APR-97-III-9UP (Hunter Mill) (Moved from 12/5/02)		L. Mason	Rec. Approval
APR-97-III-47UP (Hunter Mill) (Moved from 12/5/02)		L. Mason	Rec. Approval
SEA-80-P-078-12 (Moved from 12/5/02)	INOVA Health Care Services	M. Godfrey	Rec. Approval

## ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ-2002-DR-030	Sekas Homes	M. Godfrey	P/H to 2/13/03 (Admin. Moved)
PCA-1998-LE-048-2 & FDPA-1998-LE-048-1-2	MPW LLC	P. Braham	P/H to 3/6/03 (Admin. Moved)
RZ-2002-PR 031	Ernesto Castro	M. Stanfield	P/H to 1/29/03 (Admin. Moved)

**PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Thursday, January 9, 2003**

*Posted: 12/17/02  
Finalized: 1/10/03*

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**Hunter Mill District**

**CSP-C-696 - DSV DULLES FOX MILL LP** - Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan for mixed-use development approved in RZ C-696. Located in the S.E. quadrant of the intersection of Fox Mill Rd. and Horsepen Rd. on approx. 63.12 ac. of land zoned PDC. Tax Map 15-4 ((5)) 2, 3, 4, 5, 7, 8 and 16-1 ((25)) 1 and 6. **(DECISION ONLY.)**

**APR 97-III-9UP** - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22, concerning approx. 22.09 ac. bounded by Coppermine Rd. to the s., approximately 600 ft e. of Horse Pen Rd. (Tax Map 15-4 ((1)) 10 ). The area is planned for mixed use at .50 to 1.0 FAR. The nomination requests mixed use with an option for residential use at a range of 12-16 du/ac. Recommendations relating to the transportation network may also be modified.

**APR 97-III-47UP** - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22, concerning approx. 34.2 ac. bounded by Coppermine Rd. to the s. and bisected by River Birch Rd. (Tax Map 16-3 ((1)) 32B, 15-4 ((1)) 19, 20, and 35). The area is planned for mixed use at .50 to 1.0 FAR. The nomination requests residential use at 8-12 du/ac. Recommendations relating to the transportation network may also be modified.

**Lee District**

**SEA-85-L-059-5 - BSI, INC., T/A BROWNE ACADEMY** - Appl. under Sect. 3-404 of the Zoning Ordinance to amend SE-85-L-059 previously approved for a private school of general education to permit a nursery school and child care center, change in development conditions and site modifications. Located at 5917 Telegraph Rd. on approx. 10.21 ac. of land zoned R-4. Tax Map 82-4 ((1)) 31A and 32.

**Mason District**

**2232-M02-10 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY LLC** - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit a telecommunications facility (flagpole/monopole). Located at 8914 Little River Tnpk. on approx. 1.71 ac. of land zoned R-1. Tax Map 58-4 ((1)) 62. (Concurrent with SE-2002-MA-020.)

**PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Thursday, January 9, 2003**

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**Mason District (cont.)**

**SE-2002-MA-020 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY LLC -** Appl. under Sect. 3-104 of the Zoning Ordinance to permit a public benefit association (Annandale Volunteer Fire Department) and a telecommunications facility (flagpole/monopole). Located at 8914 Little River Tnpk. on approx. 1.71 ac. of land zoned R-1. Tax Map 58-4 ((1)) 62. (Concurrent with 2232-M02-10.)

**Mt. Vernon District**

**RZ-2002-MV-026 - S & R DEVELOPERS INC. -** Appl. to rezone from R-1 to R-3 to permit a cluster residential development at a density of 2.2 dwelling units per acre (du/ac). Located on the N. side of Monacan Rd., approx., 600 ft. E. of its intersection with Silverbrook Rd. on approx. 3.63 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 98-3 ((1)) 20. **(DECISION ONLY)**

**Providence District**

**SEA-80-P-078-12 - INOVA HEALTH CARE SERVICES -** Appl. under Sect. 3-1204 of the Zoning Ordinance to amend SE-80-P-078 previously approved for a medical care facility to permit building additions and site modifications. Located at 3300 Gallows Rd. on approx. 59.10 ac. of land zoned R-12. Tax Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D and 1E.

**Sully District**

**2232-Y02-17 - FAIRFAX COUNTY FACILITIES MANAGEMENT DIVISION -** Appl. to install lights and other related improvements for existing ballfields located next to the Chantilly Regional Library at 4000 Stringfellow Rd., Chantilly. Tax Map 45-1 ((1)) 7 pt.

**2232-Y02-18 - FAIRFAX COUNTY PUBLIC SCHOOLS -** Appl. to establish and construct a school bus parking facility on Stonecroft Blvd. near Willard Rd., Chantilly. Tax Map 43-2 ((1)) 1A pt.

**OUT-OF-TURN PLAN AMENDMENT S02-III-BR1 -** to consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. concerning Chantilly Crossing, bounded by Rt 50, Lee Road, & Rt 28 (Tax Map 34-3 ((1)) 7B, 7C, 7D, 19, 26, 27, 28, 29, 33 and 33A). The subject property is in Land Unit I, Dulles Suburban Center, which is planned for light industrial and industrial/flex uses; option for hotel and/or mix of office and industrial/flex uses; and option for the parcels cited above for retail, restaurant and/or recreational facilities with retail restricted to the area south of the Environmental Quality Corridor (EQC), with conditions. The Plan Amendment will consider a request to remove the restriction on retail use north of the EQC. **(DECISION ONLY.)**

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JANUARY 9, 2003**

**DEFERRAL:** RZ-2002-PR-031 - ERNESTO V. AND NILA M. CASTRO - P/H to 1/29/03

**DECISIONS ONLY:** OUT-OF-TURN PLAN AMENDMENT S02-III-BR1 (P/H held on 10/16/02) (Sully)  
CSP-C-696 - DSV DULLES FOX MILL LP (P/H held on 12/11/02) (Hunter Mill)  
RZ-2002-MV-026 - S & R DEVELOPERS INC. (P/H held on 1/8/03)

**FEATURE SHOWN:** Mount Vernon FS-V02-23 - Nextel - 7956 Twist Lane - 2/16/03

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2232-Y02-17 - FAIRFAX CO. FACILITIES MANAGEMENT DIVISION

- |                                                                   |                                                                                                                  |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 1. Roy Higashi<br>13381 Brookfield Court<br>Chantilly, VA 20151   | 5. James Katcham<br>West Fairfax County Citizens Association<br>6410 Sutler Store Court<br>Centreville, VA 20121 |
| 2. Caron Higashi<br>13381 Brookfield Court<br>Chantilly, VA 20151 | 6. Hal Strickland<br>4373 Majestic Lane<br>Fairfax, VA 22033                                                     |
| 3. Tom Hurt<br>13379 Brookfield Court<br>Chantilly, VA 20151      | 7. Ralph Wills<br>13105 Melrae Court<br>Fairfax, VA 22033                                                        |
| 4. Emerson Cale<br>4427 Majestic Lane<br>Fairfax, VA 22033        |                                                                                                                  |

SEA-80-P-078-12 - INOVA HEALTH CARE SERVICES

No Speakers

SEA-85-L-059-5 - BSI, INC., T/A BROWNE ACADEMY

No Speakers

2232-M02-10 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY LLC  
SE-2002-MA-020 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY LLC

- |                                                                                                 |                                                                                               |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 1. John Fox<br>Annandale Volunteer Fire Department<br>7313 Auburn Street<br>Annandale, VA 22003 | 4. Fran Wallingford<br>Mantua Citizens' Association<br>3311 Mantua Drive<br>Fairfax, VA 22031 |
| 2. Gary Denkinger<br>3915 Laro Court<br>Fairfax, VA 22031                                       | 5. Donna Heath<br>13502 Nickleback Court<br>Herndon, VA 20171                                 |
| 3. Scott Ulrey<br>3912 Laro Court<br>Fairfax, VA 22031                                          | 6. Mary Lou Carter<br>3917 Laro Court<br>Fairfax, VA 22031                                    |



**PLANNING COMMISSION  
AGENDA/SPEAKERS LIST  
THURSDAY, JANUARY 9, 2003**

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2232-Y02-18 - FAIRFAX CO. PUBLIC SCHOOLS

1. Gilbert Kesser  
14317 Brookmere Drive  
Centreville, VA 20120
2. James Katcham  
West Fairfax County Citizens Association  
6410 Sutler Store Court  
Centreville, VA 20121

APR 97-III-9UP (Hunter Mill)

APR 97-III-47UP (Hunter Mill)

1. Gareth Guvanasen  
2822 Mustang Drive  
Herndon, VA 20171
2. Donna Heath  
McNair Farms West, Section 1  
13502 Nickleback Court  
Herndon, VA 20171
3. Thomas Gilmore  
2746 Copper Creek Road  
Herndon, VA 20171
4. Elizabeth Baker  
Representing Dulles Tech LLC and Coppermine Associates LLC  
2200 Clarendon Boulevard  
Arlington, VA 22201
5. Bahman Batmanghelidj  
PO Box 17194  
Washington, DC 20041
6. Ralph Duke  
Beacon Hill Church

# PLANNING COMMISSION MEETING AGENDA Wednesday, January 15, 2003

*Posted: 11/26/02  
Finalized: 1/16/03*

**KEY**  
P/H – Public Hearing  
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

## ADMINISTRATIVE ITEMS

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
#7067-SP-15	Reston Land Corporation		Rec. Approval

## ITEMS SCHEDULED FOR DECISION ONLY

None scheduled.

## ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FDPA-78-P-130-7	Mitretek Systems	F. Burnsynski	Approved
SE-01-M-053 (Moved from 12/5/03)	BP Products North America, Inc.	D. Thomas	Rec. Approval
Chesapeake Bay Ordinance Amendments (PFM, Subdivision Ordinance, Zoning Ordinance & Chap. 104 Amends.) (Moved from 12/5/03)		J. Friedman	D/O to 1/23/03

## ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-2002-SP-025 (Moved from 11/14/02)	Fair Oaks Child Development Center	D. Thomas	P/H to 2/26/03 (Admin. Moved)
RZ-2001-DR-038 & RZ-2001-DR-013 & SEA-97-D-038 (Deferred from 12/4/02)	Fairfax County Park Authority (Trustees of) Temple Rodef Shalom (Trustees of) Temple Rodef Shalom	M. Stanfield	P/H to 3/5/03 (Motion to Defer)
RZ-2002-MV-027 (Deferred from 11/21/02)	Jagdish Berry	F. Burnsynski	P/H to 3/19/03 (Motion to Defer)
2232-Y02-18 (P/H on 1/9/03)	School Board	D. Jillson	D/O to 1/23/03 (Motion to Defer)

## ITEMS WITHDRAWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-L02-22		D. Jillson	Withdrawn

**PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, January 15, 2003**

*Posted: 12/30/02  
Finalized: 1/16/03*

**7:30 p.m.** The Planning Commission's Capital Improvement Program (CIP) Committee met in the Board Conference Room.

**8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

**Countywide**

**CHAPTER 101 (SUBDIVISION ORDINANCE), CHAPTER 104 (EROSION AND SEDIMENTATION CONTROL), CHAPTER 112 (ZONING ORDINANCE), AND CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE), AND THE PUBLIC FACILITIES MANUAL** - To consider amendments necessary to align existing ordinances and the Public Facilities Manual with changes to the Chesapeake Bay Preservation Area Designation and Management Regulations (9 VAC 10-20 et seq.). The amendments propose changes to the requirement for designation of certain areas as Resource Protection Areas (RPAs) that will result in an expansion of areas so designated, changes to the performance criteria for development and redevelopment in Resource Protection Areas and Resource Management Areas; changes in the information to be provided with plans of development; and changes to the procedures and criteria for the granting of exceptions to the requirements of the Chesapeake Bay Preservation Ordinance. The amendments also propose changes to fees, which are charged under Chapters 101, 104 and 112 of the County Code to review Chesapeake Bay Preservation Ordinance exceptions for plats and plans. The authority for the imposition of fees in Chapter 101 derives from Virginia Code Section 15.2-2241.9; the authority for the imposition of fees in Chapter 104 derives from Virginia Code Section 10.1-562(I) and the authority for the imposition of fees in Chapter 112 derives from Virginia Code Section 15.2-2286.A.6. The proposed amendments to Chapters 101, 104, and 112 would impose the following fees: 1) Additional fee of \$100 in Chapters 101, 104, and 112 for exception requests requiring a public hearing to cover the cost of legal notices; 2) elimination of the exemption in Chapter 101 from the payment of the \$500 fee for review of exception requests submitted pursuant to Section 118-6-9 of the Chesapeake Bay Preservation Ordinance; 3) elimination of the exemption in Chapter 112 from the payment of the \$500 fee for review of exception requests submitted pursuant to Sections 118-6-7 and 118-6-9 of the Chesapeake Bay Preservation Ordinance; and, 4) elimination of the exemption in Chapter 104 from the payment of the \$115 fee for review of exception requests submitted pursuant to Sections 118-6-7 and 118-6-9 of the Chesapeake Bay Preservation Ordinance. The proposed amendments would become effective on March 1, 2003, at 12:01 a.m.

**Mason District**

**SE-01-M-053 - BP PRODUCTS NORTH AMERICA, INC.** - Appl. under Sect. 9-501 of the Zoning Ordinance to permit a service station, quick-service food store and fast food restaurant. Located at 6540 Edsall Rd. on approx. 31,276 sq. ft. of land zoned C-8. Tax Map 80-2 ((1)) 58.

**PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, January 15, 2003**

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**Providence District**

**FDPA-78-P-130-7 - MITRETEK SYSTEMS, INC.** - Appl. to amend the final development plan for RZ-78-P-130 for mixed use development to permit modification of development conditions. Located at 3150 Fairview Park Dr. on approx. 15.88 ac. of land zoned PDC. Tax Map 59-2 ((1)) 59.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JANUARY 15, 2003**

**DEFERRALS:** RZ-2001-DR-038 - FAIRFAX CO. PARK AUTHORITY - P/H to 3/5/03  
RZ-2001-DR-013 - TEMPLE RODEF SHALOM " "  
SEA-97-D-038 - TEMPLE RODEF SHALOM " "  
RZ-2002-MV-027 - JAGDISH BERRY - P/H to 3/19/03  
2232-Y02-18 - FAIRFAX CO. PUBLIC SCHOOLS (P/H on 1/9/03) - D/O to 1/23/03

**ADMINISTRATIVE:** Site Plan #7067-SP-15, Reston Land Corporation

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FDPA-78-P-130-7 - MITRETEK SYSTEMS

SE-01-M-053 - BP PRODUCTS OF NO. AMER.

NO SPEAKERS

NO SPEAKERS

CHESAPEAKE BAY AMENDMENTS (Chap.101, Subdivision Ord.; Chap.104, Erosion & Sedimentation Control; Chap. 112, Zoning Ord.; Chap. 118, Chesapeake Bay Preservation Ord.;& Public Facilities Manual)

- |                                                                                                                |                                                                                                       |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 1. Maya Huber<br>Citizens Cmte./Land Use & Trans.<br>6655 Chilton Court<br>McLean, VA 22101                    | 8. Mark Jenkins<br>ALD Group, Inc.<br>2071 Chain Bridge Road, #400<br>Vienna, VA 22182                |
| 2. Keith Martin, Esquire<br>Walsh, Colucci<br>2200 Clarendon Blvd, #1300<br>Arlington, VA 22201                | 9. Elizabeth Martin<br>Virginia Native Plant Society<br>8707 Stockton Parkway<br>Alexandria, VA 22308 |
| 3. Michael Rolband<br>Natl. Assoc. of Industrial & Office Properties<br>6285 Clifton Road<br>Clifton, VA 20124 | 10. Robert Robertory<br>Crosspointe<br>8605 Cross Chase Court<br>Fairfax Station, VA 22039            |
| 4. James Hart<br>Sully District Council<br>6504 Trillium House Lane<br>Centreville, VA 20120                   | 11. Jim Scanlon<br>10512 Sideburn Court<br>Fairfax, VA 22032                                          |
| 5. Frank Crandall<br>EQAC & McLean Citizens Association<br>900 Turkey Run Road<br>McLean, VA 22101             | 12. Tom Fleury<br>West*Group<br>1600 Anderson Road<br>McLean, VA 22102                                |
| 6. Frank Ojeda<br>Rock Hill Civic Association<br>5280 Chandley Farm Circle<br>Centreville, VA 20120            | 13. Mark Trostle<br>11187 Tattersall Trail<br>Oakton, VA 22124                                        |
| 7. Stella Koch<br>Audubon National Society<br>1056 Manning Street<br>Great Falls, VA 22066                     | 14. Marty Schirmacher<br>9534 Third Place<br>Lorton, VA 22079                                         |

**PLANNING COMMISSION  
MEETING AGENDA  
Thursday, January 16, 2003**

*Posted: 11/26/02  
Finalized: 1/2/03*

<b><u>KEY</u></b> P/H – Public Hearing D/O – Decision Only
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DUE TO NUMEROUS CASE DEFERRALS,  
THE PLANNING COMMISSION MEETING  
SCHEDULED FOR JANUARY 16, 2003,  
HAS BEEN CANCELED.

All items previously scheduled for public hearing and/or decision  
by the Planning Commission on January 16, 2003,  
have been rescheduled as indicated below.

**ITEMS DEFERRED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
DPA-B-846-2 (Hunter Mill) (Moved from 11/7/02)	Exxon Mobil	M. Stanfield	P/H to 3/19/03 (Admin. Moved)
SE-01-MV-005 (Moved from 10/24/02)	William A. Kinder	M. Godfrey	P/H to 3/20/03 (Admin. Moved)
PCA-84-D-049-5 & FDPA-84-D-049-6 (Providence) (Deferred from 10/10/02)	Tysons II Land Co.	P. Braham	P/H to 2/26/03 (Admin. Moved)
2232-H02-21 (P/H on 12/12/02)	Sprint PCS	D. Jillson	D/O to 1/23/03 (Admin. Moved)
SEA-93-D-018-2	Theodore B. Simpson	M. Godfrey	P/H to 5/1/03 (Admin. Moved)
FDPA-C-220-6 & 2232-D02-13 (Dranesville)	David R. Lasso	M. Stanfield	P/H to 1/23/03 (Affidavit Problems)

**ITEMS WITHDRAWN**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232-V02-23	AT&T	D. Jillson	Withdrawn

# PLANNING COMMISSION MEETING AGENDA Thursday, January 23, 2003

Posted: 11/26/02  
Finalized: 1/24/03

<b>KEY</b> P/H – Public Hearing D/O – Decision Only
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Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

## FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-V02-29	Fairfax County Park Authority		Approved

## ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-M02-10 & SE-2002-MA-020 (P/H on 1/9/03)	Sprint/APC	M. Godfrey	D/O to 2/13/03
2232-Y02-18 (P/H on 1/9/03) (Deferred from 1/15/03)	School Board	D. Jillson	Approved

## ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE-2002-MV-038	Capital Kids Inc.	P. Braham	Rec. Approval
SEA-83-P-011-2 (Moved from 12/5/02)	Loyal Order of Vienna Moose Lodge # 1896, Inc.	M. Godfrey	Rec. Approval

## ITEMS DEFERRED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FDPA-C-220-6 & 2232-D02-13 (Dranesville) (From 1/16/03 due to Affidavit Problems)	David R. Lasso	C. Belgin	P/H to 1/29/03 (Affidavit Problems)
2232-V01-27 (Deferred from 12/4/02)	Sprint	D. Jillson	P/H to 2/19/03 (Motion to Defer)
Zoning Ordinance Amendment (ADU/Mid-rise)		D. Pesto	P/H to 2/20/03 (Motion to Defer)
2232-H02-21 (P/H on 12/12/02) (Moved from 1/16/03)	Sprint PCS	D. Jillson	D/O to 3/26/03 (Admin. Moved)
Chesapeake Bay Ordinance Amendments (PFM, Subdivision Ordinance, Zoning Ordinance & Chap. 104 Amends.) (P/H on 1/15/03)		J. Friedman	D/O to 3/6/03 (Admin. Moved)

## ITEMS WITHDRAWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
2232-L02-24		D. Jillson	Withdrawn

**PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Thursday, January 23, 2003**

*Posted: 12/30/02  
Finalized: 1/24/03*

**8:15 p.m.**      The Planning Commission Secretary set the order for the following agenda items.

**Mt. Vernon District**

**SE-2002-MV-038 - CAPITAL KIDS, INC.** - Appl. under Sects. 4-604 and 9-622 of the Zoning Ordinance to permit a child care center and modifications and waivers in the Commercial Revitalization District. Located at 8758 Richmond Hwy. on approx. 28,022 sq. ft. of land zoned C-6, HC and CRD. Tax Map 109-2 ((1)) 24 pt.

**Providence District**

**SEA-83-P-011-2 - LOYAL ORDER OF VIENNA MOOSE LODGE NO. 1896, INC.** - Appl. under Sect. 3-104 of the Zoning Ordinance to amend SE-83-P-011 previously approved for a private club to permit demolition of a portion of existing building and construction of building addition. Located at 9616 Courthouse Rd. on approx. 4.72 ac. of land zoned R-1. Tax Map 48-1 ((1)) 62.

**Sully District**

**2232-Y02-18 - FAIRFAX COUNTY PUBLIC SCHOOLS** - Appl. to establish and construct a school bus parking facility on Stonecroft Blvd. near Willard Rd., Chantilly. Tax Map 43-2 ((1)) 1A pt. **(DECISION ONLY)**



**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JANUARY 23, 2003**

**DECISIONS ONLY:**    2232-M02-10 - SPRINT PCS/APC REALTY (P/H on 1/9/03) - to 2/13/03  
                         SE-2002-MA-020 - SPRINT PCS/APC REALTY - "   "   "   "   "  
                         2232-Y02-18 - FAIRFAX CO. PUBLIC SCHOOLS (P/H on 1/9/03)

**DEFERRALS:**        2232-H02-21 - SPRINT PCS (P/H on 12/12/02) - D/O to 3/26/03  
                         CHESAPEAKE BAY AMENDMENTS (P/H on 1/15/03) D/O- to 3/6/03  
                         ZONING ORDINANCE AMENDMENT (ADU) - P/H to 2/20/03  
                         2232-V01-27 - SPRINT PCS - P/H to 2/19/03  
                         FDPA-C-220-6 - VERIZON WIRELESS - PH to 1/29/03  
                         2232-D02-13 - VERIZON WIRELESS -       "   "   "

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SEA-83-P-011-2 - LOYAL ORDER OF VIENNA MOOSE LODGE NO. 1896, INC.

No speakers

SE-2002-MV-038 - CAPITAL KIDS, INC.

No speakers

**PLANNING COMMISSION  
MEETING AGENDA  
Wednesday, January 29, 2003**

*Posted: 11/26/02  
Finalized: 5/15/03*

**KEY**  
**P/H – Public Hearing**  
**D/O – Decision Only**

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

**ITEMS SCHEDULED FOR DECISION ONLY**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ-2002-BR-017 & FDP-2002-BR-017 (P/H held 12/11/02)	Eastwood Properties, Inc.	W. Mayland	Rec. Approval Approved

**ITEMS SCHEDULED FOR PUBLIC HEARING**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
RZ/FDP-2002-HM-024 (Moved from 12/11/02)	Engle Homes of Virginia	D. Thomas	D/O to 2/26/03 (Motion to Defer)
RZ-2002-LE-023 (Moved from 12/12)	William Ames	C. Lewis	D/O to 2/13/03 (Motion to Defer)
2232-D02-4 & SEA-97-D-020	Verizon Virginia, Inc.	C. Belgin	D/O to 2/13/03 (Motion to Defer)
FDPA-C-220-6 & 2232-D02-13 (Dranesville) (From 1/23/03 due to Affidavit Problems)	David R. Lasso	C. Belgin	Approved Approved

**ITEMS DEFERRED TO FUTURE DATES**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Staff</u></b>	<b><u>PC Action</u></b>
2232-D02-19 & SE-2002-DR-026 (P/H Deferred from 12/12/02)	WMATA WMATA	D. Jillson C. Lewis	P/H to 7/10/03 (Motion to Defer)
RZ-2002-PR 031 (Moved from 1/9/03)	Ernesto Castro	M. Stanfield	P/H to 2/27/03 (Admin. Moved)

**PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, January 29, 2003**

*Posted: 1/15/03  
Finalized: 1/30/03*

**8:15 p.m.** The Planning Commission Secretary will set the order for the following agenda items. Commission matters may be discussed before the public hearings begin.

**Braddock District**

**RZ-2002-BR-017/FDP-2002-BR-017 - EASTWOOD PROPERTIES, INC.** - Appls. to rezone from R-1 and R-3 to PDH-3 to permit residential development at a density of 2.49 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the N. side of Zion Dr., approx. 200 ft. E. of its intersection with Roberts Rd. on approx. 17.25 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 68-4 ((1)) 13, 15, 16, 23 – 26, 29, 30A, 30B, 31, 32B, 32C, 33 and 68-4 ((9)) H. **(DECISION ONLY.)**

**Dranesville District**

**2232-D02-4 - VERIZON VIRGINIA, INC.** - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit expansion of an existing telecommunications facility (switching station). Located at 1701 Chain Bridge Rd. on approx. 2.54 ac. of land zoned R-3. Tax Map 30-3 ((1)) 46. (Concurrent with SEA 97-D-020.)

**SEA 97-D-020 - VERIZON VIRGINIA, INC.** - Appl. under Sect. 3-304 of the Zoning Ordinance to amend SE-97-D-020 previously approved for a telecommunications facility (switching station) to permit building expansion and site modifications. Located at 1701 Chain Bridge Rd. on approx. 2.54 ac. of land zoned R-3. Tax Map 30-3 ((1)) 46. (Concurrent with 2232-D02-4.)

**FDPA-C-220-6 - WASHINGTON DC SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS** - Appl. to amend the final development plan for RZ-C-220 to permit roof top telecommunications facilities (antennae). Located at 1350 Beverly Rd. (Ashby Apartments) on approx. 4.27 ac. of land zoned PDH-40, CRD, HC and SC. Tax Map 30-2 ((1)) 30B. (Concurrent with 2232-D02-13.)

**2232-D02-13 - WASHINGTON DC SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS** - Appl. under Sects. 15.2-2204 and 15.2-2232 of the *Code of Virginia* to permit roof top telecommunications facilities (antennae). Located at 1350 Beverly Rd. (Ashby Apartments) on approx. 4.27 ac. of land zoned PDH-40, CRD, HC and SC. Tax Map 30-2 ((1)) 30B. (Concurrent with FDPA-C-220-6.)

**PLANNING COMMISSION  
DETAILED MEETING AGENDA  
Wednesday, January 29, 2003**

**Page 2**

**Hunter Mill District**

**RZ-2002-HM-024/FDP 2002-HM-024 - ENGLE HOMES VIRGINIA, INC.** - Appls. to rezone from R-1 to PDH-8 to permit residential development at a density of 5.84 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Frying Pan Rd., at the terminus of Fox Mill Rd. on approx. 2.74 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 25-1 ((1)) 5.

**Lee District**

**RZ-2002-LE-023 - WILLIAM K. AMES** - Appl. to rezone from R-2 and HC to R-8 and HC to permit residential development at a density of 7.35 dwelling units per acre (du/ac) and a waiver of the minimum district size. Located at 4001 and 4003 Buckman Rd. on approx. 2.04 ac. of land. Comp. Plan Rec: 5-8 du/ac. Tax Map 101-2 ((1)) 4 and 5.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JANUARY 29, 2003**

**DEFERRALS:** SE-2002-DR-026 - WMATA - Defer P/H indefinitely  
2232-D02-19 - WMATA " " "

**DECISIONS ONLY:** RZ-2002-BR-017 - EASTWOOD PROPERTIES, INC. (P/H held on 12/11/02)  
FDP-2002-BR-017 - EASTWOOD PROPERTIES, INC. " " " "

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RZ-2002-HM-024 - ENGLE HOMES VIRGINIA  
FDP-2002-HM-024-ENGLE HOMES VIRGINIA

2232-D02-4 - VERIZON VIRGINIA  
SEA-97-D-020 - VERIZON VIRGINIA

1. Robert Core  
13052 Rose Petal Circle  
Herndon, VA 20171
2. Benjamin Russo  
13068 Rose Petal Circle  
Herndon, VA 20171
3. Giovanni Ingrao  
13432 Burrough Farm Drive  
Herndon, VA 20171

1. Sarah Hall, Esquire  
Westberry Civic Association  
Blankingship & Keith  
4020 University Drive, Suite 312  
Fairfax, VA 22030
2. Nassim Saliba  
1561 McLean Commons Court  
McLean, VA 22101
3. Suyong Song  
1563 McLean Commons Court  
McLean, VA 22101
4. Ted Alexander  
7552 McLean Commons Lane  
McLean, VA 22101
5. Ann Alexander  
7552 McLean Commons Lane  
McLean, VA 22101
6. James Snyder, MD  
1559 McLean Commons Court  
McLean, VA 22101
7. Raja Saliba  
1552 McLean Commons Court  
McLean, VA 22101
8. Kelsey Forest  
1557 McLean Commons Court  
McLean, VA 22101

RZ-2002-LE-023 - WILLIAM K. AMES

NO SPEAKERS

FDPA-C-220-6 - VERIZON VIRGINIA  
2232-D02-13 - VERIZON VIRGINIA

NO SPEAKERS